

III. PLAN IMPLEMENTATION

If Wayne County and its citizens are to reap the benefits of planned orderly growth, it must put its Development Plan into effect on a day to day basis. All policy decisions by the county government involving the physical development of the county must be based on the Plan. Its use must become habitual in guiding public policy. Thus, the Plan will be implemented primarily through public policies established by elected officials, adoption of ordinances, private development and public understanding and support.

Public Participation and Education

Public participation in implementing the Land Development Plan is vital. To do this the public must understand the planning process and this can best be done through education. Once there is general understanding of the Plan, approval and enthusiasm can be generated for its implementation. The education process can be accomplished through public relations and publicity of the Plan. Civic groups, newspaper publicity and radio commentaries can be used to publicize and create interest in the Plan.

Zoning and Subdivision Regulations

Zoning ordinances and subdivision regulations are only tools used to implement the Land Development Plan. But they are only worthwhile when they are administered properly and supported by the general public.

The zoning process guides physical development by regulating the use of property, the size of lots, yards and other open spaces, and the height and bulk of structures. It can be used to preserve key land parcels and it can be used to keep lands in relatively large holdings. Personal property values can be maintained by prohibiting incompatible or offensive land uses in residential areas. In short, it is an effective tool which, if used properly, can accomplish many of the goals set forth in the Land Development Plan.

Subdivision regulations, like zoning, are an exercise of the police power, i.e. it must bear some reasonable and substantial relationship to the public health, safety, morals, and general welfare. Subdivision regulation is the process used by local governments to regulate the subdivision of raw land, in order to secure a better design in the layout of new subdivisions. It also provides greater